131.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,500 / 1,101,500
					USE VALUE:	1,101,500 / 1,101,500
					ASSESSED:	1,101,500 / 1,101,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHATFIELD MARCIA CT
Owner 2:	SIMON DAVID S
Owner 3:	
Street 1:	20 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLS GARY J & JEANNETTE A -
Owner 2:	-
Street 1:	20 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,084 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7084.000	532,200		569,300	1,101,500
Total Card	0.163	532,200		569,300	1,101,500
Total Parcel	0.163	532,200		569,300	1,101,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.76 | /Parcel: 475.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84688
GIS Ref:
GIS Ref:
Insp Date: 08/30/17

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	532,200	0	7,084.	569,300	1,101,500	1,101,500	Year End Roll	12/18/2019
2019	101	FV	396,400	0	7,084.	600,900	997,300	997,300	Year End Roll	1/3/2019
2018	101	FV	396,400	0	7,084.	442,800	839,200	839,200	Year End Roll	12/20/2017
2017	101	FV	396,400	0	7,084.	423,800	820,200	820,200	Year End Roll	1/3/2017
2016	101	FV	396,400	0	7,084.	392,200	788,600	788,600	Year End	1/4/2016
2015	101	FV	387,100	0	7,084.	328,900	716,000	716,000	Year End Roll	12/11/2014
2014	101	FV	387,100	0	7,084.	321,300	708,400	708,400	Year End Roll	12/16/2013
2013	101	FV	387,100	0	7,084.	306,100	693,200	693,200		12/13/2012

!10278!

PRINT: Date 12/11/20 | Time 00:36:20

LAST REV: Date 10/29/20 | Time 09:54:46 | danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10278

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS GARY J &	74994-549	1	6/29/2020		1,160,495	No	No		
KEOHANE THOMAS/	24365-508		3/17/1994		320,000	No	No		Y

USER DEFINED

Prior Id # 1:	84688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	899	New Wind	6,000	C				
6/29/2006	538	Redo Kit	26,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
8/30/2017	MEAS INT REF	HS	Hanne S
2/19/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7084		Sq. Ft.	Site		0	90.	0.89	10									569,271						569,300	

Total AC/HA: 0.16263 | Total SF/SM: 7084 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 569,271 | Spl Credit | Total: 569,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10351467
Const Adj.:	0.99989998
Adj $ / SQ:	137.926
Other Features:	112750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653856
Depreciation:	121617
Depreciated Total:	532239

COMMENTS

BK; 12546 PG; 205 22 223470 641-3307.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

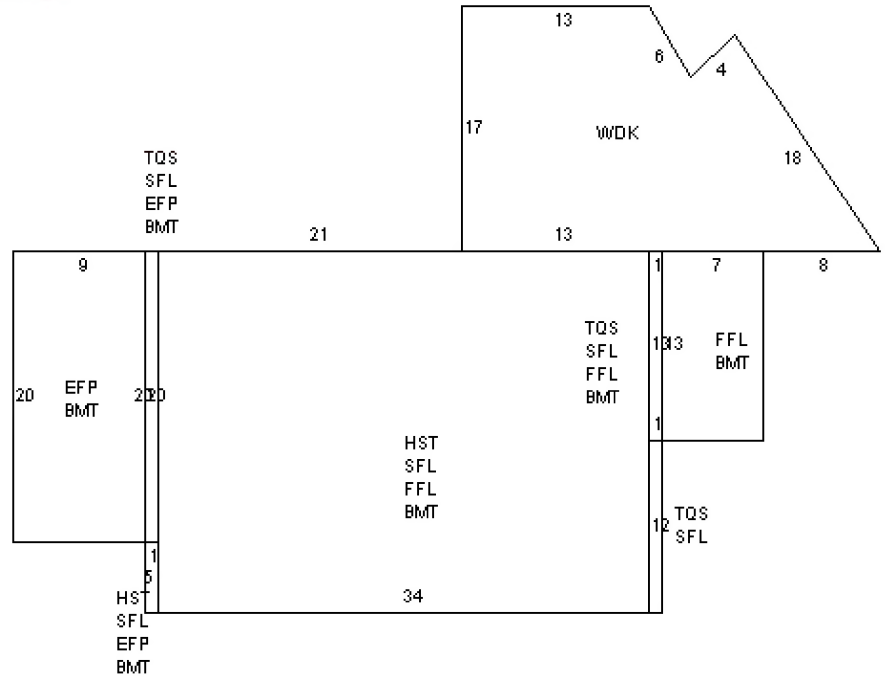
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.44
Special Features:	0	Val/Su Net:	131.12
Final Total:	532200	Val/Su SzAd	229.87

SKETCH



SUB AREA

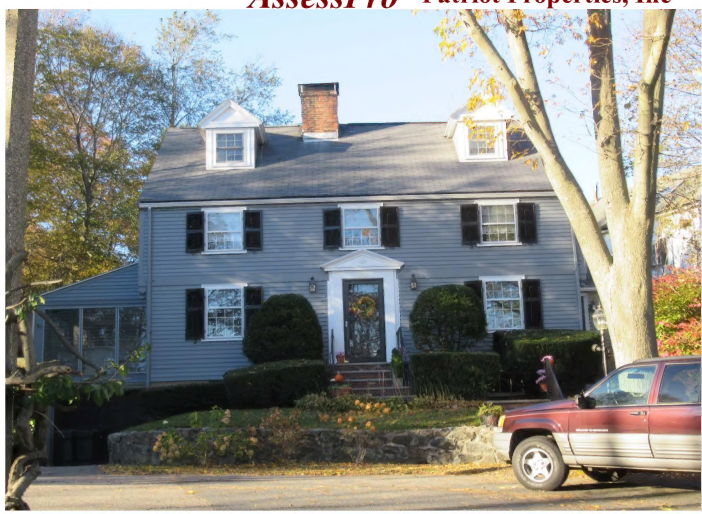
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,159	41.380	47,957
FFL	First Floor	954	137.930	131,581
SFL	Second Floor	900	137.930	124,133
HST	Half Story	428	137.930	58,963
WDK	Deck	380	8.630	3,280
EFP	Enclos Porch	205	40.500	8,303
TQS	3/4 Story	34	137.930	4,655
	Net Sketched Area:	4,059	Total:	378,872
Size Ad	2315.25	Gross Are	4498	FinArea 2315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

131.0-0003-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	